

The Seabrook Planning and Zoning Commission met on Thursday, August 15, 2019 at 6:00 PM in special session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS (exc. absence)	MEMBER
ROSEBUD CARADEC	MEMBER
TRACIE SOICH (exc. absence)	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for a Conditional Use Permit to establish a "Recreational Vehicle Sales Use" at 2814 Bayport Blvd., as per the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

Chairman Gary Renola opened the public hearings at 6:01 p.m.

There were no public comments on this item.

2.2 Discussion, consideration and possible action concerning adding "Restaurant-Fast Food" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

There were no public comments on this item.

2.3 Request for text changes to Appendix A. "Comprehensive Zoning", Article 3. "Establishment of Zoning Districts and Associated Regulations", Section 3.09 "SH 146 South Commercial District (146S)", Section 3.09.13 "Architectural Standards".

Public comments were made by Debra Harper, at Baywood Drive, stating that there are too many rules and regulations on architectural standards. She also stated that new small businesses would have a better chance of prospering if we had fewer limitations.

2.4 Request for text changes to Appendix A. "Comprehensive Zoning", Article 3. "Establishment of Zoning Districts and Associated Regulations", Section 3.16 "SH 146 Main Commercial District (146M)", Section 3.16.13 "Architectural Standards".

There were no public comments on this item.

Chairman Renola closed the public hearings at 6:05 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on the request for a Conditional Use Permit to establish a "Recreational Vehicle Sales Use" at 2814 Bayport Blvd., as per the Seabrook City Code, Appendix A, "Comprehensive Zoning", Article 4, "Special Use Regulations", Section 4.11, "Conditional use permit criteria and procedures".

Motion made by Rosebud Caradec and seconded by Greg Aguilar.

To start the discussion on this item, there was a motion made to approve. Next the P&Z board reviewed and discussed the request in detail and voted against it.

MOTION DENIED BY UNANIMOUS CONSENT

3.2 Discussion, consideration and possible action concerning adding "Restaurant-Fast Food" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

Community Development Director Sean Landis explained that currently the City does not differentiate between traditional full-service and fast-food restaurants. A fast food restaurant is customarily constructed on a small parcel of property with an average size between 1,375 to 4,250 square feet. Whereas a traditional full-service restaurant typically is constructed on a larger parcel of property, often up to an acre. The average size of a traditional full-service restaurant is between 5,000 to 12,500 square feet. Due to the differences between these two uses and their varying degrees of impact on the community, staff is recommending that the Land Use Matrix is modified by adding "Restaurant-Fast Food" as a "Permitted" use within the following land use districts: "Medium Commercial" (C-2), "Heavy Commercial" (C-3), "SH 146 South Commercial" (146-S), "SH 146 Main Commercial" (146-M), "Light Industrial" (LI) Districts, "Seabrook Town Center Overlay District" (STCOD) and as a "Conditional Use" within the following land use districts: "Light Commercial (C-1), "Waterfront Activity" (WAD), "Marine Oriented Mixed Use" (MMU).

Motion made by Darrell Picha and seconded by Mike Giangrosso.

To approve adding "Restaurant-Fast Food" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

MOTION CARRIED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on the request for text changes to Appendix A. “Comprehensive Zoning”, Article 3. “Establishment of Zoning Districts and Associated Regulations”, Section 3.09 “SH 146 South Commercial District (146S)”, Section 3.09.13 “Architectural Standards”.

Community Development Director Sean Landis explained that due to the passage of legislature HB 2439 (signed by Governor on June 14) the City is now required to amend any regulation that requires standards for building materials used in construction or renovation that are stricter than those set by a national model code published with the last three code cycles. The preemption includes any regulations that address aesthetic methods in construction. Therefore, section 3.09.13 “Architectural Standards” would have to be taken out.

Motion made by Mike Giangrosso and seconded by Darrell Picha.

To approve the text changes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

3.4 Consider and take all appropriate action on the request for text changes to Appendix A. “Comprehensive Zoning”, Article 3. “Establishment of Zoning Districts and Associated Regulations” Section 3.16 “SH 146 Main Commercial District (146M)”, Section 3.16.13 “Architectural Standards”.

Community Development Director Sean Landis again explained that this was the same as the above item 3.3 that only difference being this was along 146 Main Commercial District as well. Once again the City is now required to amend any regulation that requires standards for building materials used in construction or renovation that are stricter than those set by a national model code published with the last three code cycles, per HB 2439.

Motion made by Greg Aguilar and seconded by Darrell Picha.

To approve the text changes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the July 18, 2019 Regular P&Z Meeting.

Motion made by Rosebud Caradec and seconded by Darrell Picha.

To approve the minutes from the July 18, 2019 regular P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

4.3 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.4 Establish future agenda items and meeting dates.

- Next regular P&Z meeting will be Thursday, September 19, 2019

Motion was made by Darrell Picha and seconded by Mike Giangrosso.

To adjourn the August 15, 2019 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:42 p.m.

APPROVED THIS 19th DAY OF SEPTEMBER, 2019.



Gary T. Renola, Chairman



Pat Patel, Administrative Assistant